

EDINA PUBLIC SCHOOLS

ISD #273

RESIDENT ENROLLMENT PROJECTIONS

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KEY FINDINGS

- From 2008-09 to 2018-19
 - Edina Public Schools total enrollment (excluding Early Childhood) increased by 525 students or 6.7 percent
 - Resident enrollment (excluding Early Childhood) increased by 385 students or 5.7 percent
 - Nonresidents make up 15.4 percent of total enrollment in 2018-19
 - Nonresident enrollment was 14.6 percent in 2008-09

KEY FINDINGS

- The market share of the Edina Public Schools is 81.6 percent, a high percentage. However, the percentage would be lower if District residents attending District #287 were included in the District's enrolled school age population
- The Edina Public Schools had a net gain of 972 students from other public options in 2018-19
 - However, more students are opting for other public options than in the past

KEY FINDINGS

- In ten years (2028-29)
 - Edina's resident enrollment (excluding Early Childhood) is projected to range from 7,393 to 7,499, an increase of 4.0 to 5.5 percent from 2018-19 resident enrollment of 7,111 (excluding Early Childhood)
 - Resident K-5 enrollment is projected to increase as is resident Grade 6 to 8 enrollment. Resident high school enrollment is projected to decrease in the first five projection years and then return to today's numbers in ten years

KEY FINDINGS

- Resident Kindergarten is projected to be smaller than the previous year's Grade 12, which depresses enrollment growth. This is a continuation of the existing trend
- Net in migration is projected to be about the same as in the recent past

KEY FINDINGS

- In five years, that is, in 2023-24
 - Concord Elementary School is projected to have a substantial increase in resident students (129 students), largely the result of high net in migration (survival rates). Countryside is projected to have a decrease in resident students because an exceptionally large Grade 5 ages out of the elementary grades. The other elementary schools show small gains or have flat resident enrollment
 - Housing unit method projects more resident K-5 students than the cohort method

KEY FINDINGS

- Housing Data
 - Changes in single-family detached housing stock (newly built units from tear downs and the sales of existing units) have a significant positive affect on resident enrollment in the Edina Public Schools. Edina's single-family detached unit student yields look more like a developing area than a first ring suburb
 - The per unit student yield of newly built single-family detached units is high (0.75)
 - Per unit student yield is higher in single-family detached units that sold versus those that did not sell (0.62 versus 0.52)

KEY FINDINGS

- Eighty-eight (88) percent of Edina Public Schools' resident students live in single-family detached units

KEY FINDINGS

What could occur to make these projections too high or too low

- Too High
 - Projected kindergarten is too high
 - Net out migration in high school grades is higher than projected
 - A recession, which would slow growth
- Too Low
 - Projected kindergarten too low
 - The rate of tear downs increases

EDUCATION CHOICES

2017-18

	Minnesota	Edina
Nonpublic settings	9.0%	15.0%
Traditional schools	6.9%	14.5%
Home schools	2.0%	0.5%
Public Options		
Open enrollment	8.5%	
In		14.6%
Out		1.4%
Charter schools	6.0%	1.4%
Capture Rate	76.5%	81.6%

ENROLLMENT

Year	Total	Resident	Nonresident
2008-09	7,879	6,726	1,153
2009-10	7,990	6,810	1,180
2010-11	8,188	7,022	1,166
2011-12	8,249	7,062	1,191
2012-13	8,326	7,091	1,235
2013-14	8,385	7,146	1,239
2014-15	8,443	7,107	1,336
2015-16	8,438	7,125	1,313
2016-17	8,501	7,239	1,262
2017-18	8,522	7,274	1,248
2018-19	8,404	7,111	1,293

Excludes Early Childhood

COMPONENTS OF RESIDENT ENROLLMENT CHANGE

Fall to Fall	Total		Natural Increase/Decrease	Net Migration
	#	%		
2008 to 2009	84	1.2%	-22	106
2009 to 2010	212	3.1%	-19	231
2010 to 2011	40	0.6%	-37	77
2011 to 2012	29	0.4%	-48	77
2012 to 2013	55	0.8%	-19	74
2013 to 2014	-39	-0.5%	-54	15
2014 to 2015	18	0.3%	-80	98
2015 to 2016	114	1.6%	-12	126
2016 to 2017	35	0.5%	-19	54
2017 to 2018	-163	-2.2%	-63	-100
Total	385	---	-373	758

RESIDENT ENROLLMENT

Grade	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
K	492	478	507	468	482	517	486	454	515	526	506
1	510	538	532	542	484	507	545	482	484	551	526
2	529	512	568	544	562	509	510	573	530	501	551
3	539	544	547	572	550	572	518	528	592	522	505
4	524	535	571	556	577	552	590	514	533	596	539
5	533	532	551	569	561	592	557	590	540	530	590
6	535	522	547	575	571	564	594	578	594	536	542
7	512	543	550	551	580	575	572	617	578	579	518
8	509	510	557	538	548	579	583	574	600	592	566
9	505	532	524	552	547	544	566	593	595	599	546
10	516	521	538	523	563	549	532	551	577	584	586
11	522	517	525	542	530	546	520	544	556	589	553
12	500	526	505	530	536	540	534	527	545	569	583
Total	6,726	6,810	7,022	7,062	7,091	7,146	7,107	7,125	7,239	7,274	7,111

Excludes Early Childhood

AVERAGE GRADE SIZE

- “Average” resident grade size
 - 536 K-5
 - 542 6-8
 - 567 9-12

No pronounced, continuous net in migration at the beginning of middle school or at the beginning of high school. Based on current resident grade sizes, natural decrease is likely to continue

RESIDENT LIVE BIRTHS

Years	Minnesota	Hennepin County	Suburban Hennepin County	Edina City
2001	66,617	16,327	9,729	449
2002	68,037	16,112	9,738	429
2003	70,053	16,440	9,941	461
2004	70,617	16,718	10,258	454
2005	70,950	16,348	10,101	442
2006	73,515	16,780	10,223	435
2007	73,675	16,848	10,532	484
2008	72,382	16,566	10,212	413
2009	70,617	16,334	10,017	431
2010	68,407	15,955	9,854	425
2011	68,416	15,943	9,894	458
2012	68,783	16,345	10,294	481
2013	69,183	16,584	10,468	486
2014	69,916	16,770	10,536	468
2015	69,835	16,829	10,626	534
2016	69,746	16,485	10,400	461
2017	n.a.	n.a.	n.a.	n.a.

EDINA'S RESIDENT KINDERGARTEN AS A PERCENTAGE OF THE SUBURBAN HENNEPIN COUNTY KINDERGARTEN POOL

Birth Years	Suburban Hennepin County Pool	Percentage	Kindergarten Year
2002; 2003	9,874	4.98%	2008-09
2003; 2004	10,154	4.71%	2009-10
2004; 2005	10,153	4.99%	2010-11
2005; 2006	10,182	4.60%	2011-12
2006; 2007	10,430	4.62%	2012-13
2007; 2008	10,318	5.01%	2013-14
2008; 2009	10,081	4.82%	2014-15
2009; 2010	9,908	4.58%	2015-16
2010; 2011	9,881	5.21%	2016-17
2011; 2012	10,162	5.18%	2017-18
2012; 2013	10,411	4.86%	2018-19
2013; 2014	10,513		2019-20
2014; 2015	10,596		2020-21
2015; 2016	10,475		2021-22
2016; 2017	n.a.		2022-23

RATIO OF RESIDENT KINDERGARTEN TO RESIDENT BIRTHS

- Ratio of resident kindergarten students to Suburban Hennepin County resident births 5-6 years earlier
 - Past six years was 4.94 percent
 - Past five years was 4.93 percent
 - Past four years was 4.96 percent
 - Past three years was 5.08 percent
 - Past two years was 5.02 percent
 - The lowest ratio was 4.60 percent in 2011-12

KINDERGARTEN/BIRTH RATIOS

- Cohort survival method
 - No kindergarten proxy is ideal
 - Resident kindergarten assumptions
 - Low is 4.96 percent (average of the past four years)
 - High is 5.02 percent (average of the past two years)
 - Longer-term
 - In past 16 years, Suburban Hennepin County resident births increased from 14.60 to 14.91 percent of Minnesota resident births. However, the average of the past five years is 15.06. Projected 15.06 percent of Minnesota 0-year-olds for next several years

PROJECTED MINNESOTA 0-YEAR OLDS

Year	Number
2016 Actual*	69,746
2016	70,149
2017	70,312
2018	70,395
2019	70,373
2020	70,325
2021	70,274
2022	70,227
2023	70,191
2024	70,164
2025	70,164
*Actual births	

PROJECTED SUBURBAN HENNEPIN COUNTY KINDERGARTEN POOL

Year	Number
2019-20	10,513
2020-21	10,596
2021-22	10,475
2022-23	10,527
2023-24	10,397
2024-25	10,599
2025-26	10,593
2026-27	10,586
2027-28	10,578
2028-29	10,573

RESIDENT KINDERGARTEN PROJECTIONS

Year	@4.96%	@5.02%
2018-19	506	506
2019-20	522	528
2020-21	526	532
2021-22	526	532
2022-23	525	532
2023-24	525	531
2024-25	525	531
2025-26	524	531
2026-27	524	531
2027-28	524	531
2028-29	524	530
Total	5,245	5,309

Past ten years 4,939 Kindergarten students

RESIDEDNT NET MIGRATION

OCTOBER TO OCTOBER

	o8 to o9	o9 to 10	10 to 11	11 to 12	12 to 13	13 to 14	14 to 15	15 to 16	16 to 17	17 to 18
K to 1	46	54	35	16	25	28	-4	30	36	0
1 to 2	2	30	12	20	25	3	28	48	17	0
2 to 3	15	35	4	6	10	9	18	19	-8	4
3 to 4	-4	27	9	5	2	18	-4	5	4	17
4 to 5	8	16	-2	5	15	5	0	26	-3	-6
5 to 6	-11	15	24	2	3	2	21	4	-4	12
6 to 7	8	28	4	5	4	8	23	0	-15	-18
7 to 8	-2	14	-12	-3	-1	8	2	-17	14	-13
8 to 9	23	14	-5	9	-4	-13	10	21	-1	-46
9 to 10	16	6	-1	11	2	-12	-15	-16	-11	-13
10 to 11	1	4	4	7	-17	-29	12	5	12	-31
11 to 12	4	-12	5	-6	10	-12	7	1	13	-6
Total	106	231	77	77	74	15	98	126	54	-100

RESIDENT NET MIGRATION

OCTOBER TO OCTOBER

	08 to 09	09 to 10	10 to 11	11 to 12	12 to 13	13 to 14	14 to 15	15 to 16	16 to 17	17 to 18
K-5	67	162	58	52	77	63	38	128	46	15
6-8	-5	57	11	13	2	18	46	-13	-5	-19
9-12	44	12	8	12	-5	-66	14	11	13	-96
Total	106	231	77	77	74	15	98	126	54	-100

PROJECTED RESIDENT SURVIVAL RATES

Grade	Low (past 5 years)	High (past 4 years)
K to 1	1.036	1.032
1 to 2	1.038	1.047
2 to 3	1.016	1.015
3 to 4	1.014	1.010
4 to 5	1.009	1.009
5 to 6	1.013	1.015
6 to 7	1.005	1.003
7 to 8	0.998	0.994
8 to 9	0.990	0.994
9 to 10	0.977	0.977
10 to 11	0.989	1.000
11 to 12	1.001	1.007

RESIDENT ENROLLMENT PROJECTIONS

- The kindergarten assumptions account for more of the difference among the projections than the migration assumptions
 - Kindergarten assumptions account for a 70 to 71-student difference in ten years
 - Migration assumptions account for a 35 to 36-student difference in ten years

RESIDENT ENROLLMENT PROJECTIONS

Year	Low K Low Mig	Low K High Mig	High K Low Mig	High K High Mig
2018-19	7,111	7,111	7,111	7,111
2019-20	7,089	7,104	7,095	7,110
2020-21	7,099	7,128	7,111	7,140
2021-22	7,083	7,119	7,102	7,138
2022-23	7,118	7,163	7,144	7,190
2023-24	7,141	7,190	7,174	7,223
2024-25	7,215	7,268	7,255	7,308
2025-26	7,271	7,321	7,319	7,369
2026-27	7,276	7,317	7,331	7,373
2027-28	7,322	7,359	7,386	7,422
2028-29	7,393	7,429	7,464	7,499

RESIDENT ENROLLMENT PROJECTIONS

Year	K-5	6-8	9-12	Total
2018-19	3,217	1,626	2,268	7,111
2022-23				
Low K/Low Mig	3,385	1,659	2,097	7,141
Low K/High Mig	3,356	1,679	2,155	7,190
High K/Low Mig	3,418	1,659	2,097	7,174
High K/High Mig	3,389	1,679	2,155	7,223
2028-29				
Low K/Low Mig	3,404	1,784	2,206	7,393
Low K/High Mig	3,374	1,789	2,266	7,429
High K/Low Mig	3,446	1,805	2,213	7,464
High K/High Mig	3,416	1,811	2,273	7,499

PROJECTED COMPONENTS OF RESIDENT ENROLLMENT CHANGE

- 2018-19 to 2028-29
 - Natural decrease averages 7 to 24 per year depending on the kindergarten assumption
 - Net in migration averages 8 to 28 per year depending on the migration assumption
- The past ten years
 - Natural decrease averaged 37 per year
- The past five years
 - Net in migration averaged 39 per year; but in past three years 27 per year

HOUSING TYPE

Edina School District Housing Type by Edina Public Schools Resident Student Yield

Housing Type	Units*	K-12 Students	K-12 Yield
Single-Family Detached	11,643	6253	0.54
Single-Family Attached**	372	46	0.12
Apartments	2,639	599	0.23
Duplex Units	310	88	0.28
Split Duplex	223	70	0.31
Condominium Units	1690	53	0.03
Total	18,002	7,109	0.39

*As of June 20, 2018

** Townhomes

APARTMENTS

EDINA SCHOOL DISTRICT

K-12 YIELD IN APARTMENTS

Year	Number of Units	Edina Public School Students	K-12 Yield Per Unit
2014	2,371	461	0.19
2018	2,639	599	0.22

APARTMENTS

EDINA SCHOOL DISTRICT

- Resident students residing in apartments are concentrated in a few units
 - Of the 2,639 apartment units in the Edina School District, only 409 or 15.5 percent contain Edina Public School students (K-12)
 - 1.46 Edina Public School students per unit

CITY OF EDINA

STUDENTS IN APARTMENTS

Year	K-12 Public School Students Living in Apartments	Percent of All Public School Students
2014	609	8%
2018	756	10%

CITY OF EDINA

SELECTED APARTMENT BUILDINGS

SEPTEMBER 2018

Apartment	Units	Address	K-12 Public School Students	Yield
EDINA SD				
Nolan Mains	100	3935 Market St	0	0.00
One Southdale	232	6800 York Ave	17	0.07
71 France	241	7161 France Ave	6	0.02
HOPKINS SD				
Loden	264	5995 Lincoln Dr	3	0.01
RICHFIELD SD				
Onyx	240	6725 York	5	0.02
66 West	39	3330 66 th St	1	0.03
Aria	185	3200 Southdale Cir	0	0.00

AGE OF SINGLE-FAMILY DETACHED UNITS

Single-Family Detached Resident Student Yield by Year Built

Year Built	Units	Resident K-12	
		#	Yield
1980 or Later	1,522	1,098	0.72
1960-1979	3,526	1,945	0.55
1950-1959	4,181	2,093	0.50
Pre 1950	2,414	1,117	0.46
Total	11,643	6,253	0.54

VALUE OF SINGLE-FAMILY DETACHED UNITS

Single-Family Detached Resident Student Yield by Market Value

Estimated Market Value	Units	Resident K-12	
		#	Yield
\$750,000 or More	2,497	1,727	0.69
\$500,000-\$749,999	3,439	2,034	0.59
\$300,000-\$499,999	5,102	2,354	0.46
Less than \$300,000	605	138	0.23
Total	11,643	6,253	0.54

SINGLE-FAMILY DETACHED UNITS BY SALES STATUS

Sold January 1, 2016—June 30, 2018

Status	Units	K-12 Yield
New*	191	0.75
Existing (pre-2016)		
Not Sold	10,055	0.52
Sold	1,397	0.62
Total	11,643	0.54
*Built January 1, 2016—June 30, 2018		

SINGLE-FAMILY DETACHED UNITS BY AGE OF AT LEAST ONE RESIDENT

Age	Number	Percent
55+	7,731	49.5%
65+	3,697	27.9%
75+	1,273	12.3%
85+	282	3.9%

SINGLE-FAMILY DETACHED UNITS

- 31 percent of single-family detached units contain Edina Public Schools students

PROJECTED DEVELOPMENT

2019-2021

MCD	Single-Family Detached	Condominium Units	Apartment Units
Edina	198*	70	523**
*Tear down, new build			
**Units proposed not yet approved, and units approved not yet built			

RESIDENT MINORITY STUDENTS EDINA PUBLIC SCHOOLS

- 2014 to 2018
 - Increase of 274 resident minority students (22 percent)
 - 121 reside in single-family detached units (44 percent of the increase)
 - 128 reside in apartments (47 percent of the increase)

RESIDENT MINORITY STUDENTS EDINA PUBLIC SCHOOLS

Year	K-12	Housing Type of K-12 Resident Minority Students					
		Condo	Duplex	Apartments	Single-Family	Split Duplex	Townhome
2014	1,231	24	33	337	795	27	15
2018	1,505	29	40	465	916	43	12

COHORT SURVIVAL METHOD PROJECTIONS RESIDENT K-5

High/High

School	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Concord	631	664	695	724	736	760
Cornelia	502	512	518	547	547	549
Countryside	460	431	429	438	429	428
Creek Valley	501	498	515	510	522	530
Highlands	504	493	489	500	506	505
Normandale	619	614	618	623	626	623
Sum	3,217	3,212	3,264	3,342	3,366	3,395
District-wide	3,217	3,214	3,262	3,341	3,365	3,389
Difference	0	-2	2	1	1	6

RESIDENT K-5 STUDENT YIELD FROM SINGLE-FAMILY DETACHED UNITS

Attendance Areas	Existing Units (pre-2016)				New Units (2016-6/30/2018)	
	Non Movers (Units Not Sold)		Movers (Units Sold)			
	#	Yield	#	Yield	#	Yield
Concord	2,983	0.23	405	0.39	91	0.46
Cornelia	1,131	0.20	148	0.45	8	0.88
Cornelia (North)	496	0.21	84	0.36	17	0.06
Countryside	1,912	0.22	281	0.34	28	0.46
Creek Valley	2,223	0.19	300	0.41	12	0.50
Highlands	836	0.20	111	0.39	18	0.61
Highlands (North)	474	0.27	68	0.56	17	0.59
District-wide	10,055	0.21	1,397	0.39	191	0.47

HOUSING UNIT METHOD

RESIDENT K-5 STUDENTS BY ATTENDANCE AREA

Attendance Area	2018-19		2021-22	
	Single-Family	Total	Single-Family	Total
Concord	875	904	968	997
Cornelia	432	672	481	721
Countryside	536	557	568	589
Creek Valley	548	666	620	738
Highlands	393	440	448	495
District-wide	2,784	3,239	3,085	3,540

Note that K-5 resident fall enrollment (not by address) was 3,217

COMPARISON OF RESIDENT K-5 PROJECTIONS

- 2021-22
 - 3,540 Housing Unit Method
 - 3,341 Cohort Survival Method (high kindergarten assumptions)
 - Housing unit method projects 199 students more
 - Housing unit method often over projects enrollment
 - However, if rate of sales and tear downs continue at current pace, resident K-5 enrollment could exceed the cohort survival projections

RESIDENT ENROLLMENT MIDDLE SCHOOLS

High/High

School	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
South View Middle School	789	758	788	775	797	807
Valley View Middle School	837	898	898	895	852	868
Sum	1,626	1,656	1,686	1,670	1,649	1,675
District-wide	1,626	1,657	1,693	1,673	1,653	1,679
Difference	0	-1	-7	-3	-4	-4

MAKING ENROLLMENT PROJECTIONS

- Two methodologies
 - Cohort Survival Method
 - Housing Unit Method
- Objective
 - Long term, not annual
- Look for clues that provide evidence of future enrollment
- Realities
 - Randomness and fluctuations